



HUNTERS[®]
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23 Hunstone Avenue, Norton, Sheffield, S8 8GE

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Guide Price £425,000

GUIDE PRICE £425,000 - £440,000

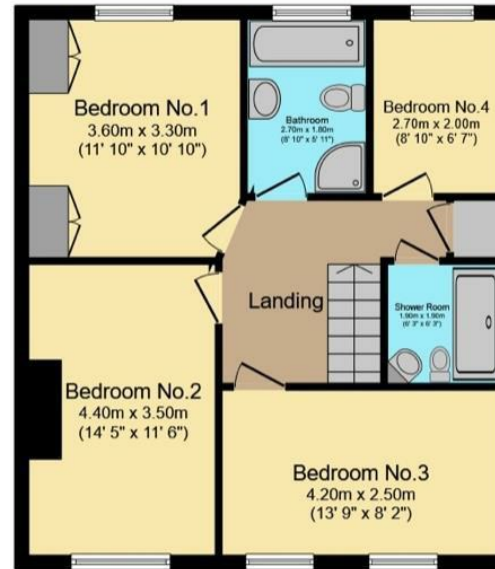
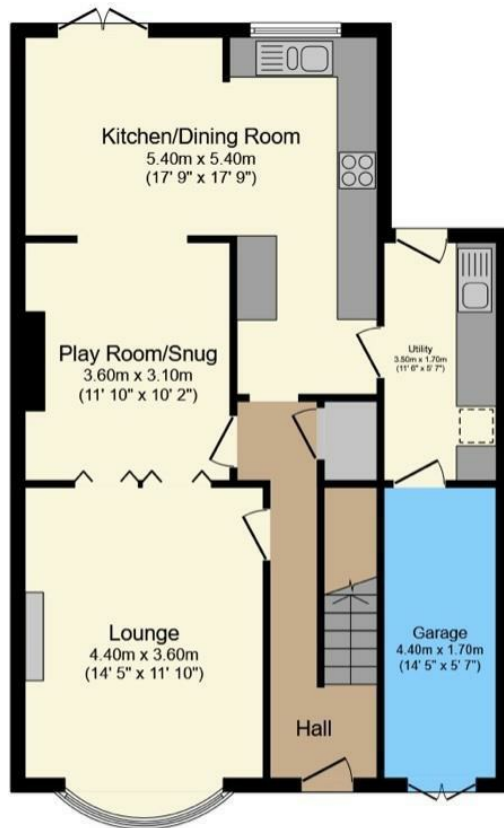
Hunters Woodseats are delighted to market this four bedroom, two bathroom, semi detached house located in the popular and sought after area of Norton boasting a stunning level landscaped rear garden which was featured in the Yorkshire Post in 2020.

The property which is well presented throughout briefly comprises; entrance hall with a useful under stairs cupboard, front bay windowed living room with double doors flowing through into a second reception room which in turn has a tiled fireplace. The open plan dining kitchen is naturally lit from a roof light and wraps around in a rear extension with the kitchen area having matching wall and base units whilst the dining area has patio doors to access the garden patio. A separate utility room has space for a washing machine, tumble dryer and second fridge freezer along with courtesy door to the garage/store which is fully insulated and plastered ready to convert into another room/office if required subject to planning/building control.

To the first floor is the landing with light tunnel, three double bedrooms and a fourth single bedroom which is currently used as a home office. There is a modern white bathroom and further shower room.

Externally the property has block paved off road parking to the front. To the rear is a beautiful level landscaped garden being over 100 feet long, with patio seating area, a raised pond, a wildlife pond, raised vegetable garden, mature planted borders and areas laid to lawn making it an ideal space for outside entertaining and alfresco dining.

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Ground Floor

First Floor

Total floor area 132.9 sq.m. (1,431 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	83
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.


VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









